

# CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 12, 2019

1:30 P.M.

CITY COUNCIL CHAMBER  
(CITY HALL 1E07)

## PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, FEBRUARY 12, 2019 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

### A. OLD BUSINESS:

1. **SUBDIVISION DOCKET 137/18** – Request by Joanne C. Diaz to re-subdivide Lots G and F into proposed Lots G1 and F1, Square 243, in the Seventh Municipal District, bounded by Dublin Street, Hickory Street, Dante Street, and Cohn Street. The municipal address is 8222 Cohn Street. (PD 3) (**Deferred from the January 22, 2019 City Planning Commission meeting.**) (AN)
2. **ZONING DOCKET 009/19** – Request by City Council Motion No. M-18-503 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 19 *Temporary Prohibitions* to establish a new Interim Zoning District (IZD) to be named the Lower Ninth Ward Housing Development IZD, the intent of which is to establish standards for the redevelopment of non-conforming lots in the areas currently zoned S-RS Suburban Single-Family Residential District and S-RD Suburban Two-Family Residential District, which recently received new Future Land Use Map designations in the City's Master Plan, generally bounded by N. Claiborne Avenue, the Industrial Canal, Florida Avenue, and Delery Street; to allow for the development of single-family residences on existing non-conforming lots of record, with lot widths of thirty (30) feet or less, regardless of whether the lot is in common ownership with the adjacent property, and to allow for the development of two-family residences, where permitted

by the underlying zoning, to be developed on existing non-conforming lots, regardless of whether the lot is in common ownership with the adjacent property, with a lot width of thirty (30) feet; to permit a front yard setback of ten (10) feet while allowing a variation of three (3) feet plus or minus to provide variation on the block face; to eliminate the off-street parking requirement for single-family residences and to reduce the off-street parking requirement for a two-family residences to one (1) off-street parking space; and to otherwise provide for with respect thereto. **(Deferred from the January 22, 2019 City Planning Commission meeting.) (NJ)**

3. **ZONING DOCKET 010/19** – Request by City Council Motion No. M-18-504 for a zoning change from an S-RD Suburban Two-Family Residential District to an HU-RD2 Historic Urban Two-Family Residential District for all properties currently zoned S-RD District, in the Third Municipal District, generally bounded by St. Claude Avenue, the Industrial Canal, Florida Avenue, and the Orleans/St. Bernard Parish Line. (PD 8) **(Deferred from the January 22, 2019 City Planning Commission meeting.) (LM)**
4. **ZONING DOCKET 013/19** – Request by QSR Properties, LLC for a zoning change from an VCR-1 Vieux Carré Residential District to a VCC-1 Vieux Carré Commercial District, on Square 86, Lot A or 1, in the Second Municipal District, bounded by Dumaine Street, Dauphine Street, Saint Ann Street, and Burgundy Street. The municipal addresses are 900-902 Dumaine Street and 837-839 Dauphine Street. (PD 1B) **(Deferred from the January 22, 2019 City Planning Commission meeting.) (WM)**

**B. NEW BUSINESS:**

5. **ZONING DOCKET 015/19** – Request by Choupique Holdings, LLC for conditional uses to permit a multi-service business with retail sale of packaged alcoholic beverages, live performance venue, and bar components in a CBD-1 Core Central Business District, on Square 172, Lot 11A, in the First Municipal District, bounded by Gravier Street, Camp Street, Saint Charles Avenue, and Commercial Place. The municipal addresses are 614-618 Gravier Street. (PD 1A) **(HD)**
6. **ZONING DOCKET 016/19** – Request by New Orleans Redevelopment Fund 2, LLC for a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District, on Square 503, Lot 13-A or 25, in the Sixth Municipal District, bounded by Milan Street, South Saratoga Street, Marengo Street, and Danneel Street. The municipal addresses are 2033-2037 Milan Street and 4140 South Saratoga Street. (PD 2) **(RJ)**

7. **ZONING DOCKET 017/19** – Request by MAG301, LLC for a conditional use to permit retail sales of packaged alcoholic beverages in a CBD-2 Historic Commercial and Mixed-Use District, on Square 166, Lot A or Pt. Lot 16, B or Pt. Lot 16, and C or Pt. Lot 16, in the First Municipal District, bounded by Magazine Street, Gravier Street, Picayunne Place, and Natchez Street. The municipal address is 301 Magazine Street. (PD 1A) (AN)
8. **ZONING DOCKET 018/19** – Request by Qiurong Hong and Wenji Zhong for a zoning change from an S-RS Single-Family Residential District to an S-B2 Pedestrian-Oriented Corridor Business District, on Square 4056, Lot 12-C or Pt. Lots 11 and 12 and Lot 11-B or Pt. Lots 10 and 11, in the Third Municipal District, bounded by Elysian Fields Avenue, Filmore Avenue, Mithra Street, and Marigny Street. The municipal addresses are 5319-5325 Elysian Fields Avenue. (PD 6) (AW)
9. **ZONING DOCKET 019/19** – Request by City Council Motion No. M-18-561 for a conditional use to permit a commercial use over 5,000 square feet in floor area as indicated in plans submitted to the Department of Safety and Permits under permit #15-27287-NEWC in an HU-B1 Historic Urban Neighborhood Business District, a CPC Character Preservation Corridor Design Overlay District, and the Magazine Street Use Restriction Overlay District, on Square 228, Lot 3 and a portion of Lot 4, in the Second Municipal District, bounded by Magazine Street, Marengo Street, Milan Street, and Camp Street. The municipal addresses are 4109-4111 Magazine Street. (PD 2) (Application determined to be invalid.) (TM)
10. **ZONING DOCKET 020/19** – Request by SSJ Investments Limited for conditional uses to permit a retail goods establishment over 5,000 square feet in floor area with retail sales of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 605, Lots 1, B or 27, N or 25, R, and 24, in the Sixth Municipal District, bounded by Freret Street, Valence Street, Cadiz Street, and South Robertson Street. The municipal addresses are 4621-4645 Freret Street. (PD 3) (RB)
11. **ZONING DOCKET 021/19** – Request by SSJ Investments Limited for a conditional use to permit a warehousing and food processing facility in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 605, Lot 23, in the Sixth Municipal District, bounded by Freret Street, Valence Street, Cadiz Street, and South Robertson Street. The municipal addresses are 4617-4619 Freret Street. (PD 3) (KB)
12. **ZONING DOCKET 022/19** – Request by Louis George “L.G.” Sullivan for conditional uses to permit the expansion of an existing standard restaurant and to permit the sale of alcoholic beverages for on-premises consumption at the restaurant, in an S-LB1 Suburban Lake Area Neighborhood Business District, a CT Corridor Transformation Design Overlay District, and the Middle Harrison Use Restriction Overlay District, on Square 230, Lot B, in the Second Municipal District, bounded by Harrison Avenue, Louis XIV Street, Louisville Street, and Bragg Street. The municipal addresses are 513-515 Harrison Avenue. (PD 5) (SL)

**13. SUBDIVISION DOCKET 149/18** – Request by Amber N. Harrison and Marilyn J. Harrison to re-subdivide Lots B and L into proposed Lot B-1, Square 320, in the Second Municipal District, bounded by North Dorgenois Street, Governor Nichols Street, North Rocheblave Street, and Ursulines Avenue. The municipal addresses are 1124-1126 North Dorgenois Street and 2536 Governor Nicholls Street. (PD 4) **(BP)**

**OTHER MATTERS:**

- A. Adoption of the minutes of the January 8 and January 22, 2019 meetings.
- B. Committee reports.
- C. Announcements.

Robert D. Rivers  
Executive Director

RDR/skk